

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, MAY 19, 2016**

1. **ROLL CALL:** Plan Commission Dan Becker called a duly convened meeting of the Plan Commission to order at 6:03 p.m. Members present were: Commissioners Voigt, Sova, Williams, and Matera. Also present was: City Planner Randy Tetzlaff and City Engineer Rob Vanden Noven. Absent and excused: City Administrator Mark Grams. Mayor Mlada arrived at 6:36 pm.
2. **PUBLIC APPEARANCE & COMMENTS:** John Sigwart of 231 Theis Street stated he spent 4 hours in the this chamber on Tuesday night discussing the Blues Factory and tonight I want to discuss planning with the Plan Commissioners. He stated that the Common Council has not done very good planning with the Marina District. He discussed the comments from the Design Review Board and he also discussed getting an outside opinion for the development the Marina area. We need a master plan for the Marina area.

John Weinrich of 1757 North Holden Street, he wanted to discuss Items #6 and 7. Confused how Item 6 got on the agenda. He wants the 44 unit building because they will work hand in hand with other businesses in the area. He stated that there is a sign out in the hallway about Character Counts and respect. Ansay worked very hard on that project on this property and he looks at it as a slap in the face, he just does not get it. Wanted to know why the local businesses were not contacted. As for future development, we would love to sit down and discuss it. Between, Charlie, himself, Mr. Ansay and bring in a few more parties, this is an important piece of Port Washington and it should be planned out. We have been doing it on our own and maybe we should get together and discuss it.

3. **APPROVAL OF MINUTES:** There was none.
4. **SITE PLAN FOR PROPANE RE-FILLING STATION AT 1610 NORTH WISCONSIN STREET (SUPER LUBE):** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that AmeriGas is proposing to install a small propane re-filling unit on the rear side of the Super Lube parking lot. The unit would be placed on a concrete slab and protected by bollards. The Fire Chief has looked at this and the site and has no issues with it. The unit would be maintained and operated by employees of Super Lube. The on-site is only for the employees of Super Lube so the stalls in front of the unit should be left unoccupied and be available to customers seeking refills. Staff recommends approval and signage may be necessary for propane customers. Mr. Fred Marks reviewed the plans for the propane station with the Commissioners. **MOTION BY BUD SOVA AND SECONDED BY AMANDA WILLIAMS to approve the site plan for the propane re-filling station as presented. Motion carried unanimously.**
5. **2ND REVISION FOR SIDEWALK ACCESS ALONG EAST MAIN STREET FOR THE HARBOUR LIGHTS CONDOMINIUMS:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that at the last meeting Commission Vanden Noven made several suggestions including widening of the sidewalk and the Commission agreed but wanted to see some adjacent on-street parking retained. The architects seem to have accomplished this as two parking stalls are retained. The Plan Commissioners review the new revisions for the sidewalk.

MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to approve the final site plan for the sidewalk as presented. Motion carried unanimously.

- 6. CONCEPTUAL BUILDING AND SITE PLAN FOR AN 11-UNIT CONDOMINIUM TOWNHOUSE DEVELOPMENT ON THE MUNICIPAL BOAT TRAILER LOT:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that this project is an 11-unit condominium that is proposed to be developed on the Boat Trailer lot. It will have 3 buildings with 3 stories each, that are owner occupied units. The height is 35 ft. and it will be built in 3 phases. East unit will have a 2 car garage and on-site parking. All entrances will open on to the street. The sale price for these units is \$399,000. The Plan Commission discussed this item and they asked a variety of questions. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to approve the Conceptual Building and Site Plan for an 11-Unit Condominium Townhouse Development and to include the Design Review Board comments and recommendations as presented. Motion carried (5 Ayes, 1 Nay (Sova) 1 Abstain (Matera)). Motion carried.**
- 7. CONCEPTUAL BUILDING AND SITE PLAN FOR A 44-UNIT APARTMENT DEVELOPMENT ON THE FORMER VICTOR'S PROPERTY AND THE MUNICIPAL BOAT TRAILER LOT:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that this is a 44-unit apartment development. The Developer reviewed the 44-unit apartment, with underground parking and an open area for the entrance and sitting. They discussed the different type of material and colors. These would be rented apartments, not owner-occupied. This building would be 4 stories on the south side and 3 stories on the east side because of the elevation. The Plan Commission discussed various other items regarding this project. **MOTION BY DAN BECKER AND SECONDED BY ROB VANDEN NOVEN to approve the Conceptual Building and Site Plan for a 44-unit Apartment Development as presented. Motion carried (5 Ayes, 1 Nay (Williams), 1 Abstain (Matera)).**
- 8. ANNEXATION OF +/- 20.94 ACRES OF LAND NOW IN THE TOWN OF PORT WASHINGTON THAT IS LOCATED WEST OF CTH LL AND NORTH OF HILLSIDE ESTATES AND EAST OF THE OZAUKEE INTERURBAN:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that previously, the Commissioners reviewed and approved a concept plan for a 33 lot single-family subdivision development for a parcel of land just north of the new 60-unit apartment project known as Hillside Estates. The petition for annexation has been submitted and the Common Council has referred the matter to the Commission. The Commission reviewed this item. Staff recommends approval. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to recommend to the Common Council to approve the annexation of +/- 20.94 acres of land now in the Town of Port Washington that is located west of CTH LL and North of Hillside Estates and East of the Ozaukee Interurban as presented. Motion carried unanimously. (Commissioner Becker left at 8:05 pm)**
- 9. REMOVAL OF EASEMENTS FOR RAIL AND OVERHEAD ACCESS ON THE CERTIFIED SURVEY MAP FOR THE FORMER WISCONSIN CHAIR FACTORY PARCEL:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated recently the Commission reviewed and approved a certified survey map for the parcel known as the Wisconsin Chair Factory, a parcel that includes the North Slip parking lot and the boat trailer parking lot. While it was noted that the Council needed to take action on removing the

former rail line and overhead access easements, the City Attorney now advises that similar to a right-of-way discontinuance, the Plan Commission must specifically take action to recommend their removal and that the easements are no longer needed. Staff recommends approval. **MOTION BY BUD SOVA AND SECONDED BY RON VOIGT to approve to remove the easements for rail and overhead access on the Certified Survey Map for the former Wisconsin Chair Factory property as presented. Motion carried unanimously.**

10. **FORTHCOMING EVENTS:** The Denis Sullivan will be in Port Washington the first weekend in June. Pirate Fest will also be the first weekend in June. The Packer Alumni Fishing event will take place next week. Community Fest will be Sunday from 12 to 5.

11. **ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED TONY MATERA to adjourn the meeting at 8:15 p.m. Motion carried unanimously.**